

BOROUGH OF KETTERING

Committee	Full Planning Committee - 13/03/2018	Item No: 5.3
Report Originator	Gavin Ferries Senior Development Officer	Application No: KET/2017/0906
Wards Affected	Barton	
Location	The Latimer Arts College, Castle Way, Barton Seagrave	
Proposal	Full Application: Sports hall & Multi Use Games Area (MUGA)	
Applicant	The Latimer Arts College	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. This permission relates to the following amended plans;

3G Multi Use Games Area drawing number 12 revision D received 22/01/2018

Site Plan drawing number 10 revision C received 24/01/2018

REASON: In order to define the permission as amended.

3. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved in writing by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

4. The floodlighting hereby approved shall not be in operation outside the hours of 07:00 hours and 22:00 hours. Measures to ensure that the floodlights are turned off outside these hours shall be submitted to and approved in writing by the Local Planning Authority prior to the first operation of the floodlighting hereby approved. Any floodlighting shall be operated in accordance with the approved details at all times.

REASON: In the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The artificial pitch shall be constructed in accordance with the details submitted within the application and in line with the guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England 2012 and the Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts 2013.

REASON: To ensure the pitch is fit for purpose and delivers benefits to sport in line with Policy 7 of the North Northamptonshire Joint Core Strategy and Policy 8 of the National Planning Policy Framework.

6. Prior to the first non-school use of the sports facilities hereby approved, a community use agreement prepared in consultation with Sport England shall be submitted to and agreed in writing with Kettering Borough Council. The agreement shall apply to the sports hall, artificial turf pitch, ancillary parking and changing facilities. The agreement shall include details of pricing policy, hours of use, access by different user groups, sports development objectives, management responsibilities and mechanism for review. The new facility shall not be used other than in accordance with the agreement.

REASON: To ensure well managed safe community access to the sports facility and ensure benefit to the development of sport and to accord with Policy 7 of the North Northamptonshire Joint Core Strategy and Policy 8 of the National Planning Policy Framework.

7. The replacement cricket nets shall be constructed and made available for use prior to the commencement of the first cricket season following the loss of the existing nets.

REASON: To ensure the development is fit for purpose and delivers benefits to sport in line with Policy 7 of the North Northamptonshire Joint Core Strategy and Policy 8 of the National Planning Policy Framework.

8. No development shall take place until a programme of archaeological work, in accordance with a written scheme of investigation, has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

REASON: These details are required prior to the commencement of development, to ensure that features of archaeological interest are properly examined and recorded in accordance with Policy 12 of the National Planning Policy Framework.

Officers Report for KET/2017/0906

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2009/0353 (NCC:09/00044/CCD) Erection of 2.4 metre high mesh fencing
Approved NCC 12 October 2009

KET/2007/1043 (NCC - 07/00063/CCD) Extension to form first floor dance/media study area to Masque Theatre Approved NCC 14 December 2007

Site Visit

Officer's site inspection was carried out on 15 February 2018.

Site Description

The application site consists of the secondary school buildings, playing fields, Masque theatre, tennis courts and car park. The secondary school is a 1960s building but there have been numerous subsequent extensions and additions within the site.

Proposed Development

The application seeks consent for the construction of an artificial turf pitch located on the north east (Belvoir Drive side) section of the site and the construction of a new sports hall on the lower north west (Leeson Crescent side) along with some minor associated works.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Barton Seagrave Parish Council: No objection

Environmental Protection: recommended conditions and informatives

Northamptonshire County Archaeologist: requested archaeological programme of works condition

Highway Authority: no comments received

Anglian Water: requested informatives regarding assets and connection criteria and a condition related to surface water drainage.

Sports England:

Initially submitted a holding objection but following additional information being submitted including support letters from Kettering Rugby club and Steven Edwards Sports Development Officer Kettering Borough Council, have withdrawn the objection subject to conditions being imposed.

Have also provided comments on size of sports hall, runoff for cricket pitches and recommendation for community use agreement.

Neighbours:

4 neighbour letters were received raising concerns/comments/questions about traffic, noise, lighting, drainage and scale of the proposed new sports hall.

5.0 Planning Policy**National Planning Policy Framework**

8. Promoting healthy communities

North Northamptonshire Joint Core Strategy

Policy 7 Community Services and Facilities

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Sports Hall
3. Multi Use Games Area
4. Traffic
5. Community Use Agreement
6. Other Comments

1. Principle of development

The application seeks consent for the provision of a new sports hall and an artificial grass pitch located on the grassed fields of the existing school. The artificial pitch is located on an existing set out football pitch and the sports hall is located next to the car park but offset from the other pitch.

The principle of school facilities within the school grounds is generally considered to be acceptable, however the loss of school playing fields would be contrary to the requirements of policy 8 of the NNPPF and policy 7 of the NNJCS unless demonstrated as being for alternative/improved sports provision or demonstrated as not being required. In this instance the proposal is for the creation of an artificial grass pitch on the existing pitch and the creation of a new sports hall on a non-pitched area of the grass fields. As such it is considered that the proposal meets these criteria.

2. Sports Hall

The proposed sports hall is located to the north of the existing car park area. It is set about 18m away from the boundary of the site to the West. There is a tree area located between the school playing fields and the housing on Leeson Crescent. The nearest residential garden is approximately 50m away from the proposed building.

The new building measures approximately 60m in length at the longest point and is 20.5m in width at its widest. The building is comprised of 3 main segments containing a store, sports hall and changing area/foyer. The sports hall is the middle tallest section with an arched roof measuring just under 10m at the highest point. The two other sections are shorter at a little under 5m in height. The building is proposed to be a mix of buff brick, timber boarding, grey cladding and coloured render. There are a variety of building types and materials across the school grounds and the building is set fairly alone and therefore the materials are considered to be acceptable.

The building is considered to be sufficiently divorced from the Leeson Crescent properties and gardens, to not impact on their residential amenity as a result of overshadowing or overdominance.

Sports England provided additional comments on the sports hall building but they go beyond planning matters and the design of the building is considered acceptable in planning terms.

3. Multi Use Games Area

The Multi Use Games Area proposed consists of an artificial turf pitch located on the north east (Belvoir Drive side) section of the site. The proposed artificial pitch is located on an existing grass pitch and results in a direct replacement and therefore is generally considered to be acceptable.

As an artificial pitch there is potentially greater usage than would be the case on a grass pitch. The intensity of use that the artificial pitch can accommodate is partly as result of the harder wearing surface however the main increase in use is as a result of the proposed lighting and community use (out of school hours).

The physical pitch has limited visual impacts due to its ground level; however the pitch is proposed to be surrounded by a 4.5m high weld mesh fence which does result in visual impacts. The fence surrounding the pitch is considered to be an expected element within the school facilities and does not adversely impact on the area and will have limited visual impact on the wider area. The lower part of the fence is twin bar weld mesh as this can act as a kick board for impacts on to the fence.

The proposal also includes 8 floodlights at a height of 15m. The lighting columns are designed to focus light towards the pitch and subject to hours of operation conditions and appropriate maintenance, there will not be an adverse impact of the lighting.

The MUGA enclosure is sited 12.5m away from the school boundary with an approximately 70m stretch of trees located along the boundary with the Belvoir Drive properties. It is considered that the nature and degree of separation from the Belvoir

Drive dwellings is of an extent that there would be limited impact from the proposed MUGA on their residential amenity.

4. Traffic

Concerns have been raised regarding the potential increase in activity within the site, particularly in respect of traffic generation as a result of the out of school hours' operation of the MUGA and Sports Hall. It is acknowledged that the proposed use is likely to result in increased traffic particularly on weekends as a result of usage of the playing field by sports clubs. However, these traffic flows are not likely to coincide with the usual peak traffic associated with the school traffic. Similarly there is parking available within the site which is available and the school and out of hours uses should not coincide with each other.

It is noted that there are no restrictions on the current hours that the school can operate but it is considered that unrestricted hours for the sports facilities would be inappropriate, in terms of character impact of traffic generation to the site. The application seeks the hours of 7am to 10pm every day which in light of the current usage is considered to be acceptable.

5. Community Use Agreement

There is a requirement for a community use agreement to be entered into for the Sports Facilities to be able to be utilised by community groups with an appropriate level of control. Community use agreements include consideration of pricing and access arrangements to ensure that local sports clubs can have reasonable access to facilities in terms of pricing and availability.

A draft community use agreement has been submitted and is currently being reviewed. A condition requiring a completed community use agreement is recommended prior to the first non-school use of any of the facilities.

6. Other comments

It is considered that the requested surface water drainage condition from Anglian Water does not meet the planning tests for being reasonable or necessary given the criteria within part H of the building regulations which states that surface water drainage should discharge to a soakaway or infiltration system and the application states there will be a sustainable drainage system provided.

Subject to conditions in regards to the operation of the site and precautionary conditions related to contamination and archaeology as requested by the relevant consultees, it is considered that the development is acceptable.

Conclusion

The proposed development is considered to be acceptable in principle to provide sports facilities for the school and the use by the wider community is considered to be beneficial to providing healthy communities.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Gavin Ferries, Senior Development Officer on 01536 534316

